

BOUNDARY DESCRIPTION
1.500 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 27, T-16N, R-12W.**

Being part of the land described in a deed to **Jacquelyn A. Marthey** recorded in official record volume 184, page 119 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Emerson Road (County Road 79) marking the southwest corner of Section 27.

Thence S 86° 08' 00" E 659.00 feet, along the south line of the quarter section and in Emerson Road, to the southwest corner of said Marthey - witnessed by a 5/8 inch diameter steel reference pin found N 03° 27' 42" E 30.00 feet.

Thence N 03° 27' 42" E 589.89 feet, along the west line of Marthey, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) N 03° 27' 42" E 239.15 feet, continuing along the west line of Marthey, to a capped pin set.
- 2) S 86° 08' 00" E 273.23 feet, along the north line of Marthey, to a capped pin set.
- 3) S 03° 27' 42" W 239.15 feet, along the east line of Marthey, to a capped pin set.
- 4) N 86° 08' 00" W 273.23 feet to the **Point of Beginning.**

This parcel contains 1.500 acres, has no frontage on any public way and is benefited by the access easement described in official record volume ____, page ____ .

Prior Instrument: official record volume 184, page 119.

Permanent Parcel #: part of 27-00723.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2026, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume yy, page 254.

All bearings are related and common with record survey PP-911.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

Edward A. Gasbarre 2/13/26

Edward A. Gasbarre, P.S. 7036

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30 FEET WIDE ACCESS EASEMENT DESCRIPTION

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 27, T-16N, R-12W.**

Being part of the land described in a deed to **Jacquelyn A. Marthey** recorded in official record volume 184, page 119 of the Wayne County records.

Being a strip of land lying between parallel lines located 30 feet westerly (left) of the following described east line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at a railroad spike found in Emerson Road (County Road 79) marking the southwest corner of Section 27.

Thence S 86° 08' 00" E 932.23 feet, along the south line of the quarter section and in Emerson Road, to a southeast corner of said Marthey, the **Point of Beginning** for the easement herein described - witnessed by a capped reference pin marked "Baker 6938" found N 03° 27' 42" E 30.00 feet and a capped reference pin set N 03° 27' 42" E 36.37 feet.

Thence with the following course:

- 1) N 03° 27' 42" E 589.89 feet, along the east line of Marthey, to a capped pin set at the southeast corner of a 1.500 acre parcel and there **Terminate**.

Prior Instrument: official record volume 184, page 119.

Permanent Parcel #: part of 27-00723.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2026, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume yy, page 254. All bearings are related and common with record survey PP-911.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

 2/19/26
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
3.700 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 27, T-16N, R-12W.**

Being part of the land described in a deed to **Jacquelyn A. Marthey** recorded in official record volume 184, page 119 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Emerson Road (County Road 79) marking the southwest corner of Section 27.

Thence S 86° 08' 00" E 659.00 feet, along the south line of the quarter section and in Emerson Road, to the southwest corner of said Marthey - the **Point of Beginning** for the parcel herein described - witnessed by a 5/8 inch diameter steel reference pin found N 03° 27' 42" E 30.00 feet.

Thence with the following FOUR courses:

- 1) N 03° 27' 42" E 589.89 feet, along the west line of Marthey, to a capped pin set.
- 2) S 86° 08' 00" E 273.23 feet to a capped pin set on the east line of Marthey.
- 3) S 03° 27' 42" W 589.89 feet, along the east line of Marthey, to a point on the south line of the quarter section and in Emerson Road - witnessed by a capped reference pin marked "Baker 6938" found N 03° 27' 42" E 30.00 feet and a capped reference pin set N 03° 27' 42" E 36.37 feet.
- 4) N 86° 08' 00" W 273.23 feet, along the south line of the quarter section and in Emerson Road, to the **Point of Beginning.**

This parcel contains 3.700 acres and is subject to the access easement described in official record volume ____, page ____ .

Prior Instrument: official record volume 184, page 119.

Permanent Parcel #: part of 27-00723.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2026, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume yy, page 254.

All bearings are related and common with record survey PP-911.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

 2/18/26

Edward A. Gasbarre, P.S. 7036

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Marthey Closure Report 226008

Lot Closure Report - Lot : 1.500 Ac

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Monday, February 9, 2026, 10:27:57a.m.

Starting location (North, East) = (4202.252, 4683.542)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End Northing	End Easting
1	Line	N03°27'42"E	239.150	No	4440.965	4697.982
2	Line	S86°08'00"E	273.230	No	4422.540	4970.590
3	Line	S03°27'42"W	239.150	No	4183.827	4956.150
4	Line	N86°08'00"W	273.230	No	4202.252	4683.542

Ending location (North, East) = (4202.252, 4683.542)

Total Distance : 1024.760
Total Traverse Stations : 5
Misclosure Distance : < 0.001000
Error of Closure : 1:INFINITY
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 65341.322 sq. ft.
= 1.500030 Acres

Lot Closure Report - Lot : 3.700 Ac

Leg	Segment	Bearing	Length	Front	End Northing	End Easting
1	Line	S86°08'00"E	273.230	No	4183.827	4956.150
2	Line	S03°27'42"W	589.890	No	3595.013	4920.532
3	Line	N86°08'00"W	273.230	No	3613.438	4647.924
4	Line	N03°27'42"E	589.890	No	4202.252	4683.542

Ending location (North, East) = (4202.252, 4683.542)

Total Distance : 1726.240
Total Traverse Stations : 5
Misclosure Distance : < 0.001000
Error of Closure : 1:INFINITY
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 161171.618 sq. ft.
= 3.699991 Acres